



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Area Name: Area 17, Fauntleroy

Previous Physical Inspection: 1994

Sales - Improved Summary:

Number of Sales: 404

Range of Sale Dates: 1/97 - 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$102,200	\$95,500	\$197,700	\$230,600	85.7%	19.3%
1999 Value	\$93,200	\$133,200	\$226,400	\$230,600	98.2%	12.3%
Change	-\$9,000	+\$37,700	+\$28,700		+12.5%	-7.0% *
%Change	-8.8%	+39.5%	+14.5%		+14.6%	-36.2% *

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -7.0% and -36.2% actually represent an improvement.

Sales used in Analysis: 404 improved sales were verified as open-market transactions and considered in the valuation. Twenty-three of these parcels had major physical changes (e.g., previously vacant, and destroyed property) after the sale; such parcels do not accurately represent percent change results for the overall sales sample and are not included in the sales value-change statistics above.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1997 Value	\$113,000	\$102,100	\$215,100
1998 Value	\$103,600	\$134,500	\$238,100
Percent Change	-8.3%	+31.7%	+10.7%

Number of improved Parcels in the Population: 3,945

The population summary above excludes 95 parcels that had major physical changes (e.g., previously vacant, and destroyed property) since the last assessment. These parcels do not reasonably represent percent-change results for the overall population and are not included in the population value-change statistics, which reflect 3,850 parcels.

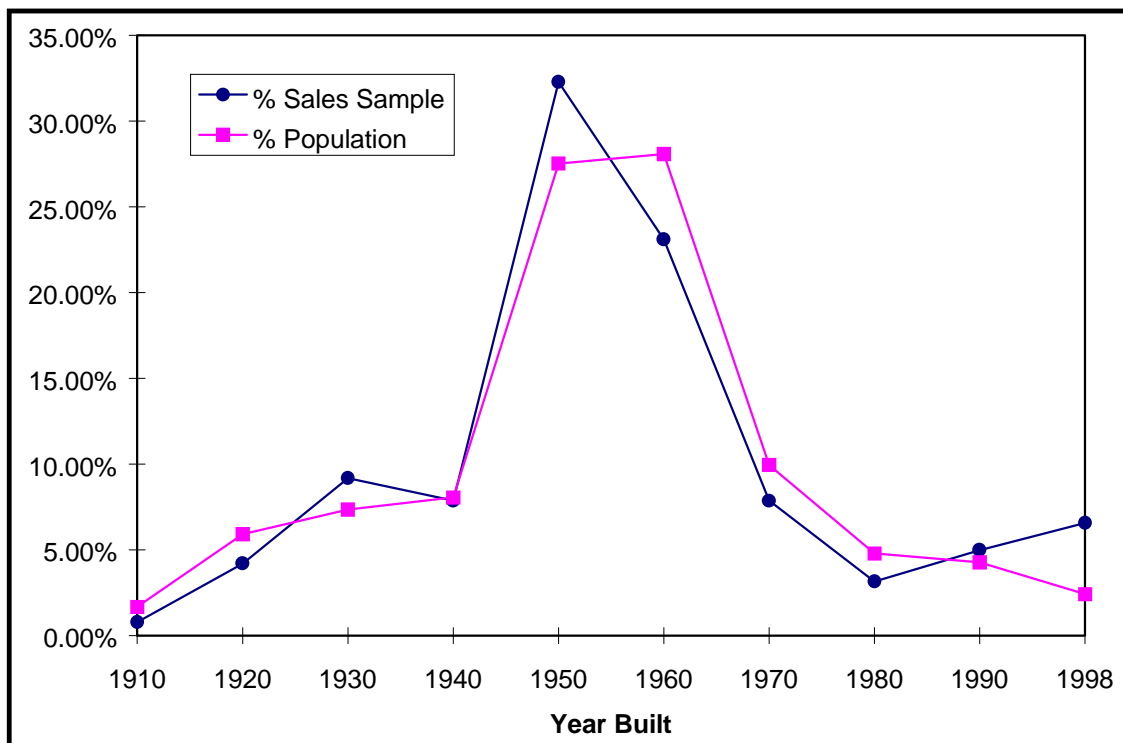
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	3	0.79%
1920	16	4.20%
1930	35	9.19%
1940	30	7.87%
1950	123	32.28%
1960	88	23.10%
1970	30	7.87%
1980	12	3.15%
1990	19	4.99%
1998	25	6.56%
381		

Population		
Year Built	Frequency	% Population
1910	64	1.66%
1920	228	5.92%
1930	283	7.35%
1940	310	8.05%
1950	1060	27.53%
1960	1081	28.08%
1970	383	9.95%
1980	184	4.78%
1990	164	4.26%
1998	93	2.42%
3850		

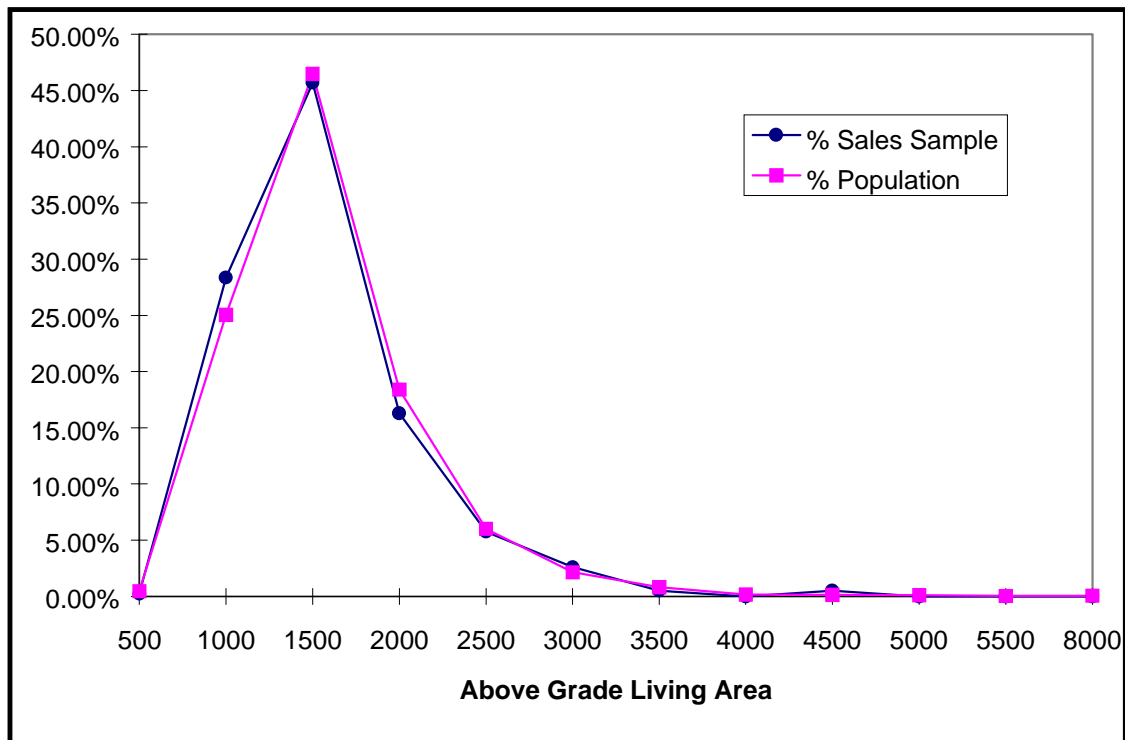


The sales sample is representative of the population in terms of year built.

Sales Sample Representation of Population - Above Grade Living Area

Above Gr Living	Frequency	% Sales Sample
500	1	0.26%
1000	108	28.35%
1500	174	45.67%
2000	62	16.27%
2500	22	5.77%
3000	10	2.62%
3500	2	0.52%
4000	0	0.00%
4500	2	0.52%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
381		

Above Gr Living	Frequency	% Population
500	19	0.49%
1000	964	25.04%
1500	1789	46.47%
2000	708	18.39%
2500	232	6.03%
3000	83	2.16%
3500	32	0.83%
4000	7	0.18%
4500	6	0.16%
5000	5	0.13%
5500	2	0.05%
8000	3	0.08%
3850		

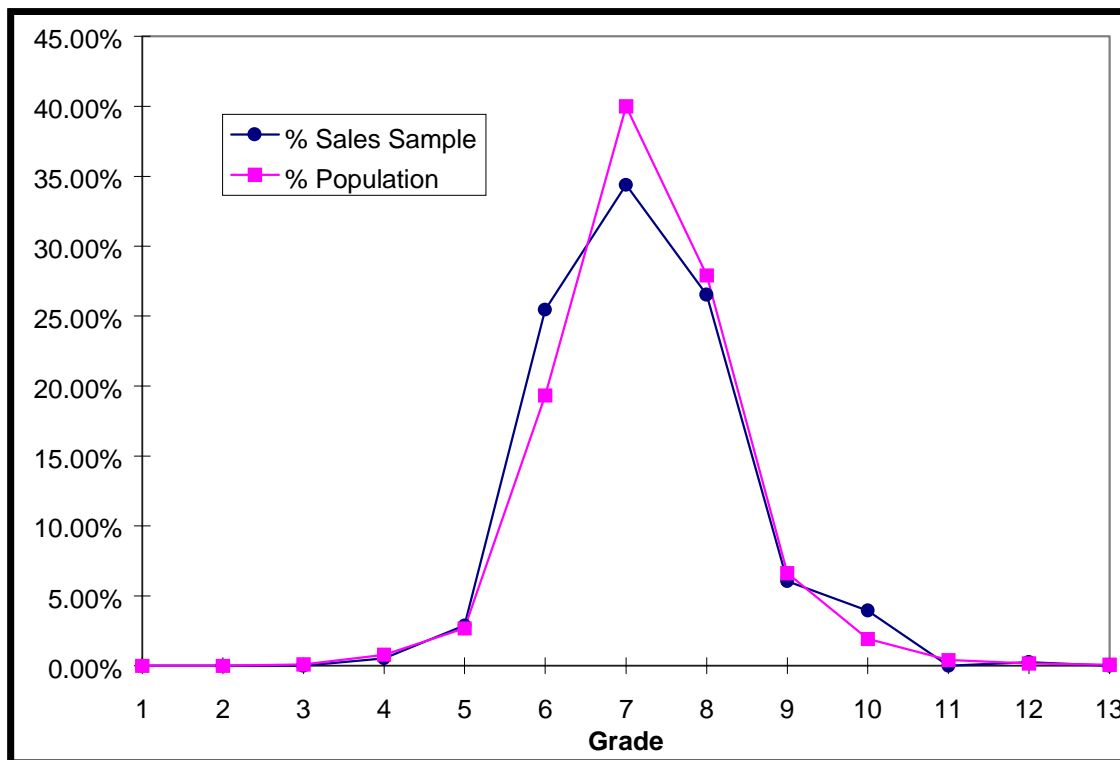


The sales sample is representative of the population in terms of above grade living area.

Sales Sample Representation of Population - Grade

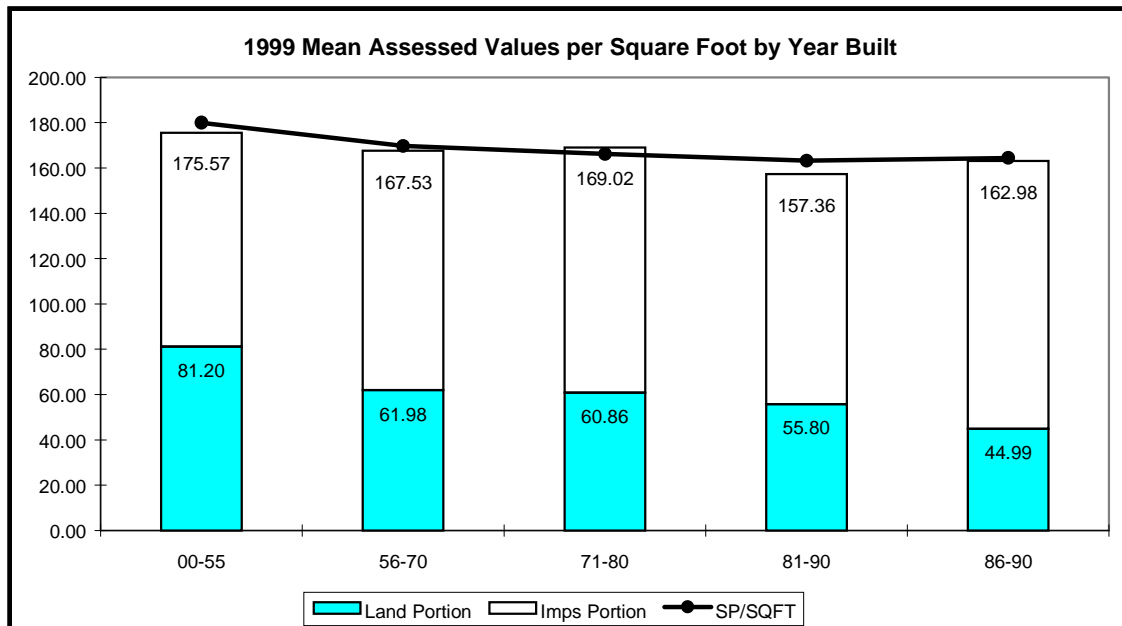
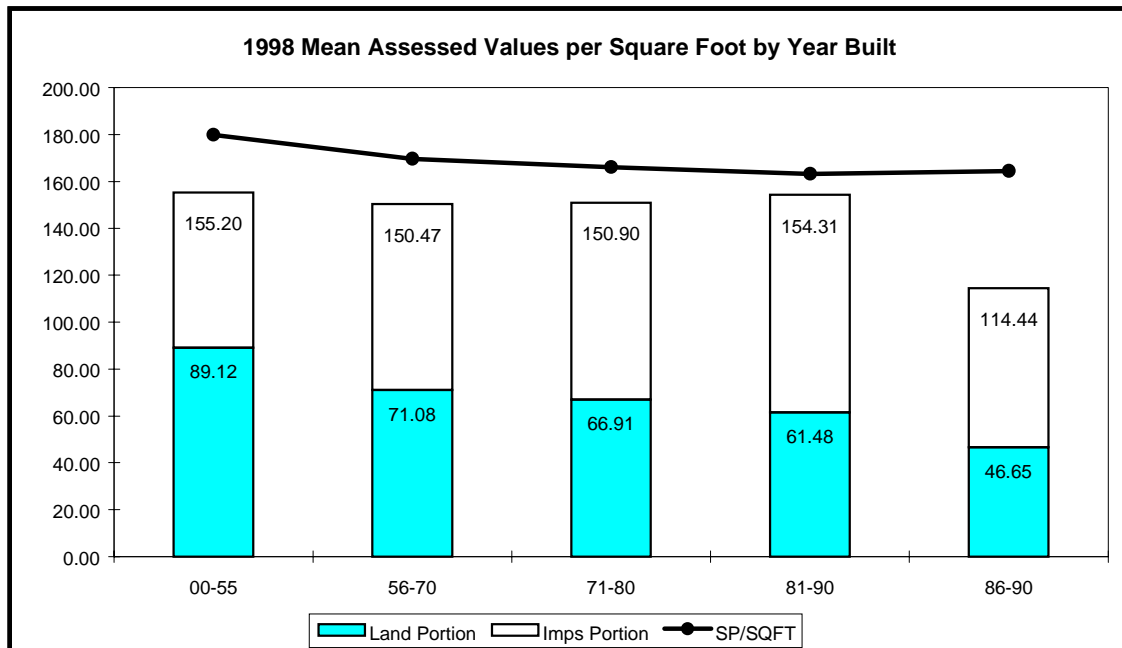
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.52%
5	11	2.89%
6	97	25.46%
7	131	34.38%
8	101	26.51%
9	23	6.04%
10	15	3.94%
11	0	0.00%
12	1	0.26%
13	0	0.00%
381		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	4	0.10%
4	31	0.81%
5	103	2.68%
6	744	19.32%
7	1540	40.00%
8	1074	27.90%
9	255	6.62%
10	74	1.92%
11	16	0.42%
12	6	0.16%
13	3	0.08%
3850		



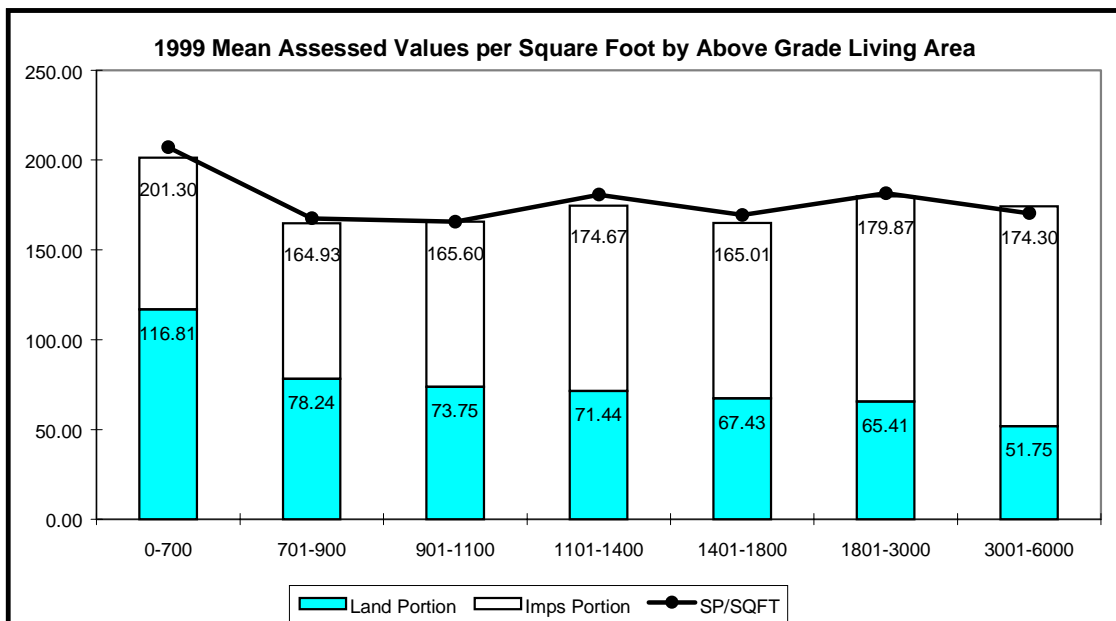
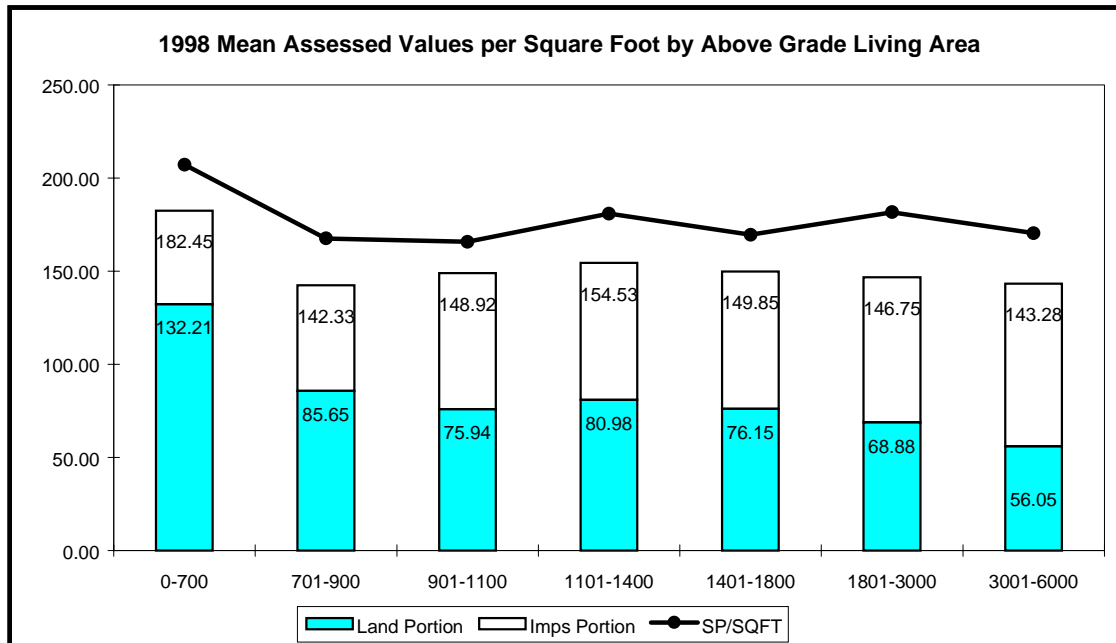
The sales sample is representative of the population in terms of building grade.

Comparison of 1998 and 1999 Per Square Foot Values by Year Built



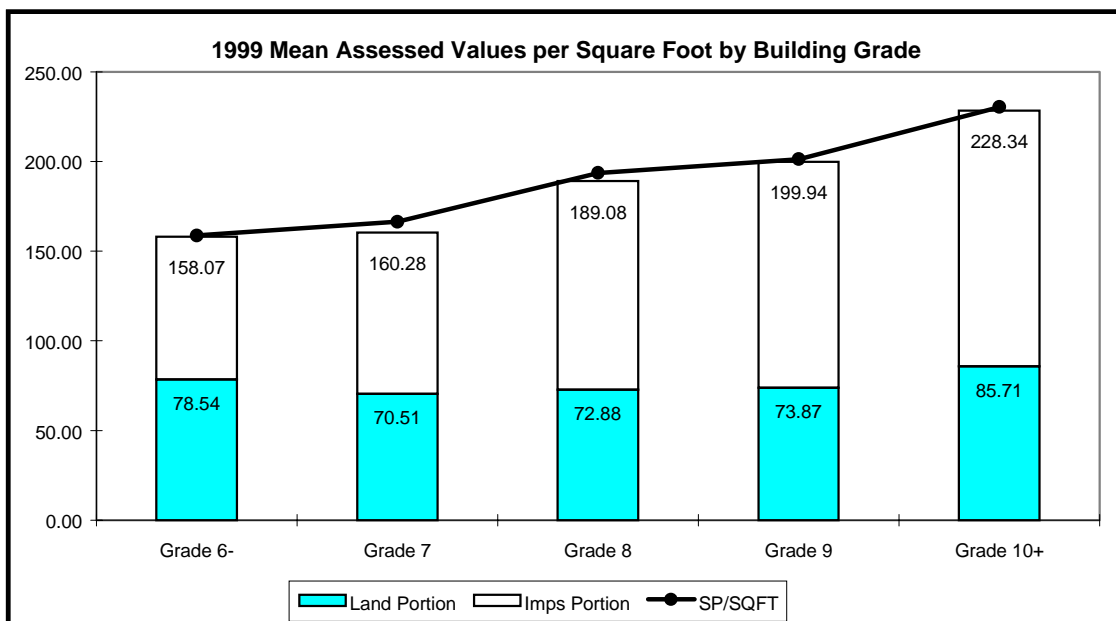
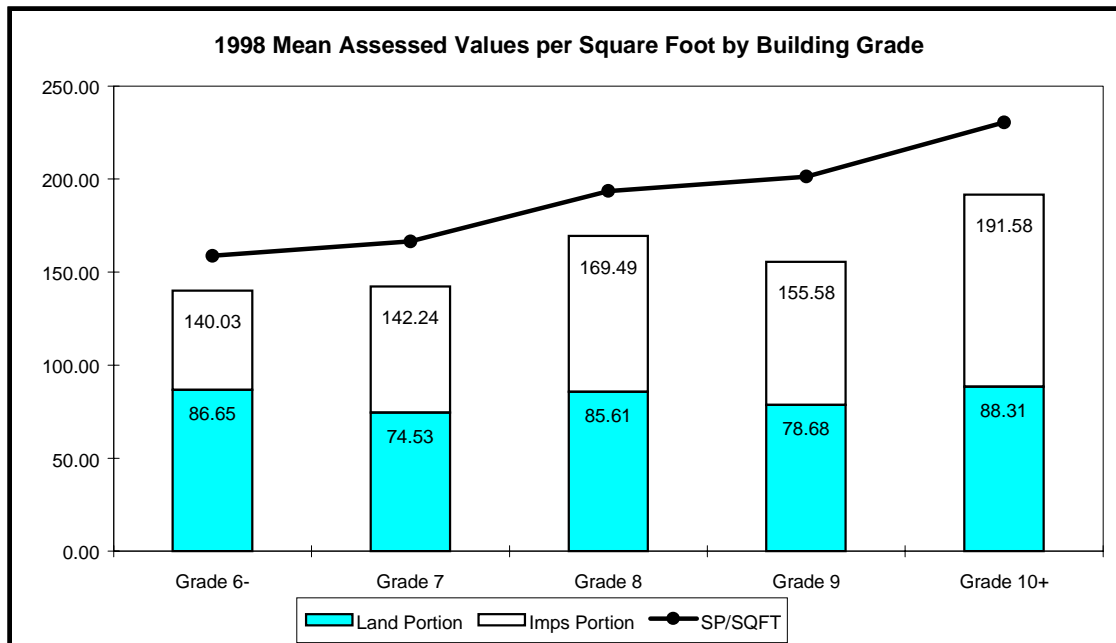
The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade



The values shown in the improvement portion of the chart represent the total combined value for land and improvements.